

57-210

BK 6658PG087

TRANSFER
TAX
PAID

WARRANTY DEED

029836

KNOW ALL MEN BY THESE PRESENTS, THAT I, VICTORIA Y. HUGHES, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ANTONIO F. PORFIRIO and SHEILA M. PORFIRIO**, both of Somerville, Commonwealth of Massachusetts, whose address is 20 Melvern Avenue, Somerville, MA 02144

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **ANTONIO F. PORFIRIO and SHEILA M. PORFIRIO**, her heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

Commencing at a point on the northerly right-of-way line of High Street in the southeast corner of premises now or formerly owned by Harold H. Varney (being Lot #17, Block 2 on Map 64 of the tax maps of the City of Waterville); thence in a general easterly direction along the northerly right-of-way line of High Street a distance of one hundred twenty (120) feet to a point; thence in a general northerly direction along the westerly line of property of the Inhabitants of the City of Waterville and along the westerly line of the right-of-way in common described in the second paragraph of this deed, a distance of two hundred (200) feet to a point; thence in a general northwesterly direction a distance of one hundred twenty-eight and five tenths (128.5) feet to a point; thence in a generally southerly direction along the easterly line of premises now or formerly of Harold H. Varney a distance of two hundred forty-six (246) feet to the point of beginning.

Also meaning and intending hereby to convey an easement in common with the City of Waterville, its successor, successors and assigns, as well as of the within grantors, their heirs and assigns, or any of their grantees for the purpose of pedestrian and motor vehicle travel, access and egress, situated in the City of Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

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Commencing at a point, situated on a hypothetical straight line extension of the northerly lines of Lot #17, Block 2, Map 64 of the tax maps of the City of Waterville, now or formerly occupied by Harold H. Varney and which point is situated sixty (60) feet easterly of the northwesterly corner of the property described in the first parcel of this deed, or the northeasterly corner of property now or formerly of Harold H. Varney; thence in a continuing straight line extension of the hypothetical line previously referred to a distance of sixty (60) feet to a point; thence in a general southerly direction, along the easterly line of the City of Waterville, and the easterly line of the premises herein described in the first paragraph of this deed a distance of two hundred forty-six (246) feet to a point on the northerly right-of-way line of High Street; thence in a general easterly direction along the northerly right-of-way line of High Street a distance of sixty-six (66) feet to a point as delineated on the plan of a proposed street; thence in a general northerly direction a distance of three hundred six (306) feet, more or less, to a point; thence in a general westerly direction a distance of one hundred twenty-six (126) feet to a point in the northeasterly corner of the presently existing right-of-way in common owned by the estate of Lewis J. Rosenthal; thence in a general southerly direction a distance of sixty (60) feet along the easterly line of the present existing right-of-way, in common with the City of Waterville, to the point of beginning.

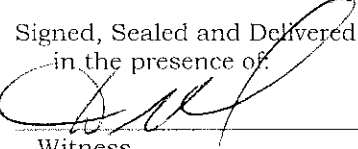
Meaning and intending hereby to convey to the within Grantees, their heirs and assigns forever; a right-of-way in common with others for purposes of motor vehicle and pedestrian use, the first leg of which is sixty (60) feet in width and extends from an existing right-of-way in a general easterly direction to its intersection with a proposed new street providing access to Brookside School and the second leg of which runs perpendicularly and in a general north-south direction from the first leg previously referred to and which is sixty-six (66) feet in width and adjoins the parcel of land described in the first paragraph of this deed.

Being the same premises conveyed to the herein Grantor and George Hughes by Deed of Sale of the Estate of Lewis Rosenthal, dated April 30th, 1990 and recorded in the Kennebec County Registry of Deeds at Book 3726 Page 122. Reference is also made to an Abstract of Divorce dated January 22, 1997 and recorded in said Registry at Book 5297 Page 304 in which the property was set aside to the Grantor herein.


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IN WITNESS WHEREOF, I, the said VICTORIA Y. HUGHES, have hereunto set my hand and seal this 10th day of October, 2001.

Signed, Sealed and Delivered
in the presence of:


Witness



VICTORIA Y. HUGHES

ACKNOWLEDGEMENT

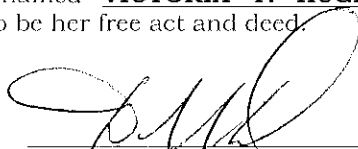
STATE OF MAINE
Kennebec, ss.

October 10th, 2001

Personally appeared the above named VICTORIA Y. HUGHES and acknowledged the foregoing instrument to be her free act and deed.

Before me,



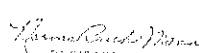


NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXP. 09/29/2005

(print name)

RECEIVED KENNEBEC SS.

2001 OCT 15 AM 9:00

ATTEST: 
REGISTER OF DEEDS